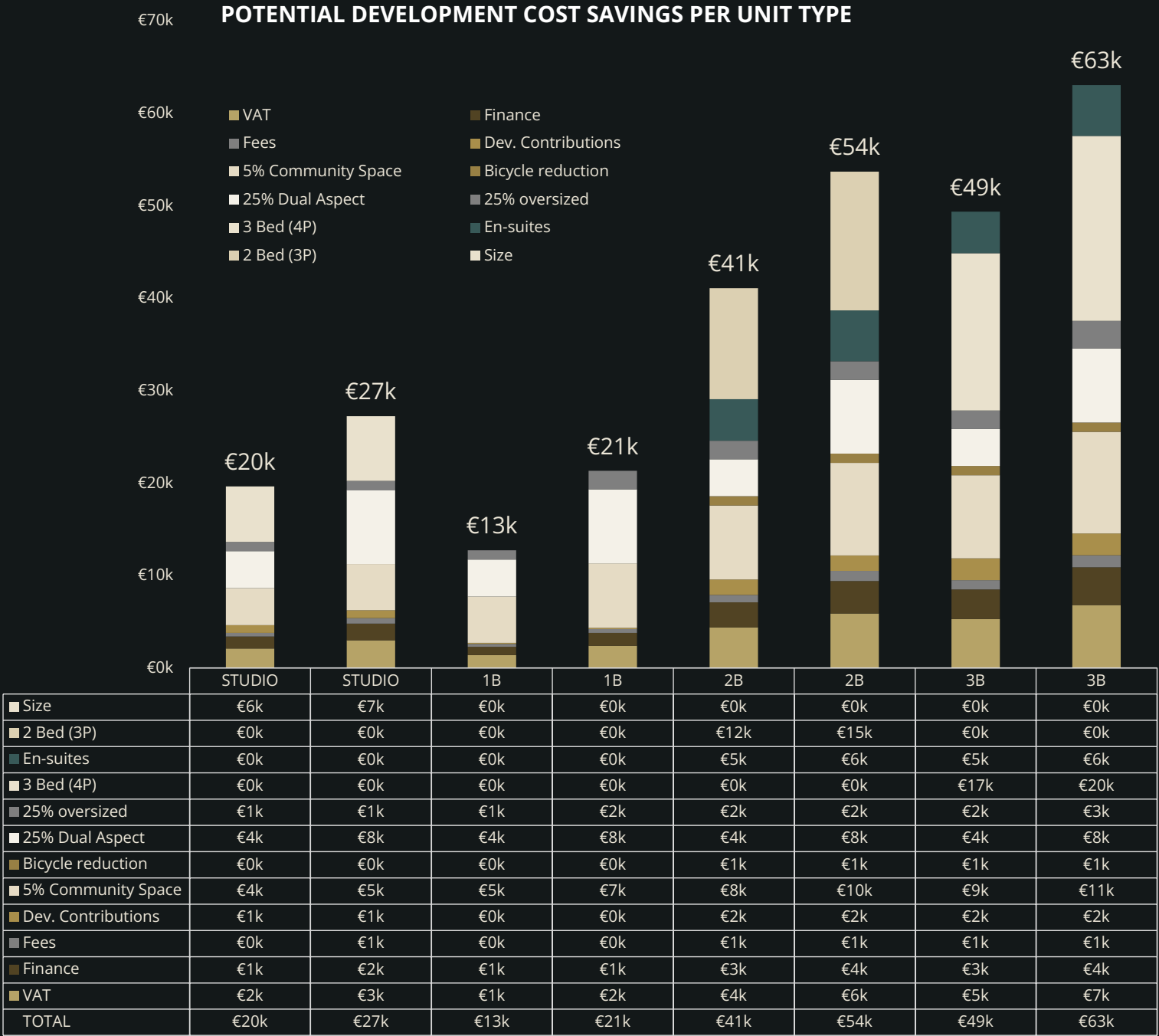


HIGH LEVEL COST ASSESSMENT OF NEW PLANNING
DESIGN STANDARDS FOR APARTMENTS GUIDELINES FOR
PLANNING AUTHORITIES
JULY 2025

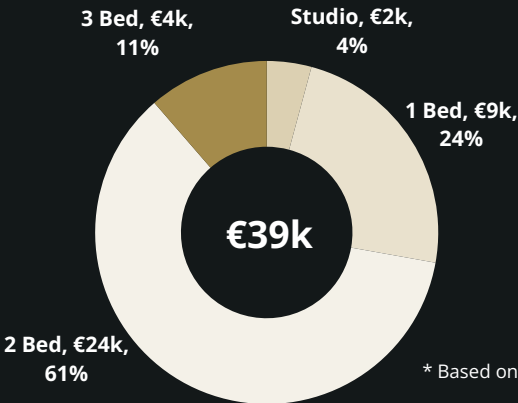


GUIDELINE CHANGES		POTENTIAL SAVINGS BY UNIT TYPE			
		STUDIO	1B	2B	3B
(A) CONSTRUCTION COSTS					
1	Reduction in Studio size from 37m ² to 32m ²	€6,000 - €7,000			
2	Assume that a 2 Bed (3P) is used instead of 2 Bed (4P)			€12,000 - €15,000	
3	Assume that en-suites are removed due to size reductions			€4,500 - €5,500	€4,500 - €5,500
4	Assume that 3 Bed (4P) is used instead of 3 Bed (5P)				€17,000 - €20,000
5	The % of oversize (+10%) units reduced from 50% to 25%	€1,000	€1,000 - €2,000	€2,000	€2,000 - €3,000
6	Relaxation of the 50%/33% Dual Aspect requirement to 25%.	€4,000 - €8,000	€4,000 - €8,000	€4,000 - €8,000	€4,000 - €8,000
7	No restriction on apartments per core. This is likely to be included in the Dual Aspect saving above.	incl.	incl.	incl.	incl.
8	On noisy streets and high-rise buildings, you can now omit up to 50% of the balconies in lieu of high quality useable communal open space. This will be on a case by case basis and may or may not result in a cost saving.				
9	No change to bicycle storage but may drop one per bedroom on 2B and 3B (assumes basement storage).			€1,000	€1,000
10	Removal of requirement for 5% Community Space to be provided by the development.	€4,000 - €5,000	€5,000 - €7,000	€8,000- €10,000	€9,000 - €11,000
(A) SUB-TOTAL - CONSTRUCTION COSTS (PER UNIT)		€15,000 - €21,000	€10,000 - €17,000	€31,500 - €41,500	€37,500 - €48,500
ASSUMED APARTMENT MIX*		6%	43%	44%	7%
SUB-TOTAL - CONSTRUCTION COSTS		€900 - €1,260	€4,300 - €7,310	€13,860 - €18,260	€2,625 - €3,395
AVERAGE SAVING (CONSTRUCTION COSTS)		€22,000 - €30,000			
(B) NON-CONSTRUCTION COSTS					
11	Development Contributions	€839	€126	€1,679	€2,351
12	Professional Fees	€400 - €600	€300 - €400	€800 - €1,100	€1,000 - €1,300
13	Finance	€1,300 - €1,800	€900 - €1,400	€2,700 - €3,500	€3,200 - €4,100
14	VAT	€2,100 - €3,000	€1,400 - €2,400	€4,400 - €5,900	€5,300 - €6,800
(B) SUB-TOTAL - NON-CONSTRUCTION COSTS (PER UNIT)		€4,639 - €6,239	€2,726 - €4,326	€9,579 - €12,179	€11,851 - €14,551
ASSUMED APARTMENT MIX*		6%	43%	44%	7%
SUB-TOTAL - NON-CONSTRUCTION COSTS		€278 - €374	€1,172 - €1,860	€4,215- €5,359	€830 - €1,019
AVERAGE SAVING (NON-CONSTRUCTION COSTS)		€6,000 - €9,000			
SUB-TOTAL: (A) + (B)		€19,639 - €27,239	€12,726 - €21,326	€41,079 - €53,679	€49,351 - €63,051
ASSUMED APARTMENT MIX*		6%	43%	44%	7%
TOTAL DEVELOPMENT COSTS (A) + (B)		€1,178 - €1,634	€5,472 - €9,170	€18,075 - €23,619	€3,455 - €4,414
AVERAGE SAVING (TOTAL DEVELOPMENT COSTS)		€28,000 - €39,000			
Notes: The figures are present day costs (July 2025). All figures are notional and NOT based on an actual redesigned scheme and therefore are theoretical.					
* The saving in any one building will depend on the mix and actual site conditions.					

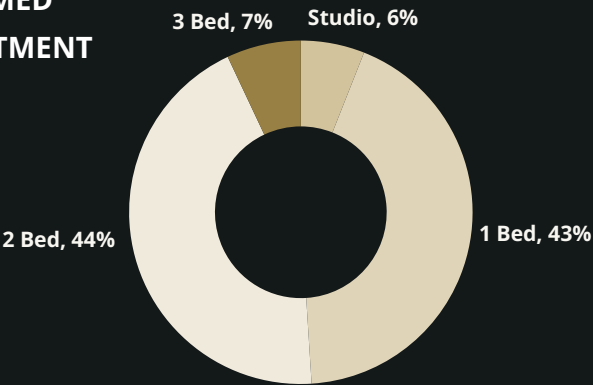
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OVERALL
POTENTIAL
SAVINGS*



ASSUMED
APARTMENT
MIX



* Based on higher savings